



# Santa Rosa County

## Board of County Commissioners

6495 Caroline Street, Suite M  
Milton, Florida 32570

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### COMMISSION SPECIAL MEETING

Thursday, December 10, 2015 – 6:00 p.m.

Administrative Complex Board Meeting Room

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- Meeting called to order by Chairman Don Salter.
- Prayer and Pledge
- Business:
  1. **APPEAL** [2015-V-078](#)  
Appellant: Lynn West  
Location: 7521 Gulf Boulevard, Navarre Beach, FL  
Parcel: 28-2S-26-9180-04900-0090  
Zoned: NB-SF (Navarre Beach-Single Family)  
**Request:** **Variance request to reduce the front setback from 30 feet to 21 feet to accommodate a single family residence. (LDC 6.07.01.D.1)**  
District: Commissioner District #4  
*October 8, 2015*  
*Zoning Board*  
**Decision:** *Approved without objection*
  2. **APPEAL** [2015-V-081](#)  
Project/Applicant: Eric Brewer  
Represented by Jason Taylor of Wetland Sciences, Inc.  
Location: 4500 block of Brickyard Bayou Place, Gulf Breeze, FL  
Parcel: 34-2S-28-5180-00000-1160  
Zoned: R1 (Single Family Residential)  
**Request:** **Variance request to increase distance a dock can encroach into a bayou from 7 feet to 12 feet. Specifically, a dock and boat lift consisting of a 180 square foot platform and an uncovered boat lift that exceeds the 15 percent open water span by 5 feet at the point of installation. (LDC 6.03.05.F)**  
District: Commissioner District #5  
*October 8, 2015*  
*Zoning Board*  
**Decision:** *Motion to approve failed with a denied vote of 4 – 4; Bill DuBois, Jim Waite, Don Richards & Robin Edwards voted against*

3. **APPEAL** [2015-V-082](#)  
Applicant: Les White of Acorn Fine Homes  
Location: 1400 Block of Bermuda Drive, Navarre Beach, FL  
Parcel: 28-2S-26-9095-00B00-0160  
Zoned: NB-MD (Navarre Beach-Medium Density)  
**Request:** **Variance request to reduce the shoreline protection zone from 50 feet to 26 feet to accommodate a single family residence. (LDC 12.01.02.A)**  
District: Commissioner District #4  
*October 8, 2015*  
**Zoning Board**  
**Decision:** *Motion to approve failed with a denied vote of 4 – 4; Bill DuBois, Bill Seelmann, Don Richards & Robin Edwards voted against*
  
4. [2015-CU-037](#)  
Project/Applicant: Stump Springs Baptist Church  
Represented by Pastor Kevin Nelson and Westel Cabaniss  
Location: 3600 Three Notch Trail, Milton, FL  
Parcel: 03-4N-27-0000-00300-0000  
Zoned: AG (Agriculture/Rural Residential)  
**Request:** **Conditional Use to allow the expansion of a place of worship within an AG (Agriculture/Rural Residential) zoning district. (LDC 6.09.02.H)**  
District: Commissioner District #3  
**Zoning Board**  
**Recommendation:** *Recommended approval without objection*
  
5. [2015-CU-038](#)  
Project/Applicant: Auto Depot Navarre/Chris Pike  
Property Owner: IUI Properties Inc.  
Location: 1942 Highway 87 South, Navarre, FL  
Parcels: 20-2S-26-0000-00519-0000, 20-2S-26-0000-00530-0000, and 20-2S-26-0000-00535-0000  
Zoned: M1-HON (Restricted Industrial-Heart of Navarre) and HCD-HON (Highway Commercial Development-Heart of Navarre)  
**Request:** **Conditional Use to allow a commercial auto sales within a HCD-HON (Highway Commercial District – Heart of Navarre) and M1-HON (Restricted Industrial - Heart of Navarre) zoning district. (LDC 6.05.24.B.3)**  
District: Commissioner District #4  
**Zoning Board**  
**Recommendation:** *Recommended Approval with a vote of 7 – 3  
Bill DuBois, Bill Seelman, Scott Kemp and Robin Edwards voted against*
  
6. Proposed amendments to the Comprehensive Plan – 5 Year Update to the Comprehensive Plan – presented by Kristen Shell  
  
**Amending Chapter 7 – [Coastal Management](#)**  
**Amending Chapter 8 – [Conservation](#)**  
**Amending Chapter 9 – [Recreation and Open Space](#)**  
  
**Zoning Board**  
**Recommendation:** *Recommended approval without objection*
  - Recommend the Ordinance
  - Adjournment